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FILE No. 6801  
ABS. No. 8726

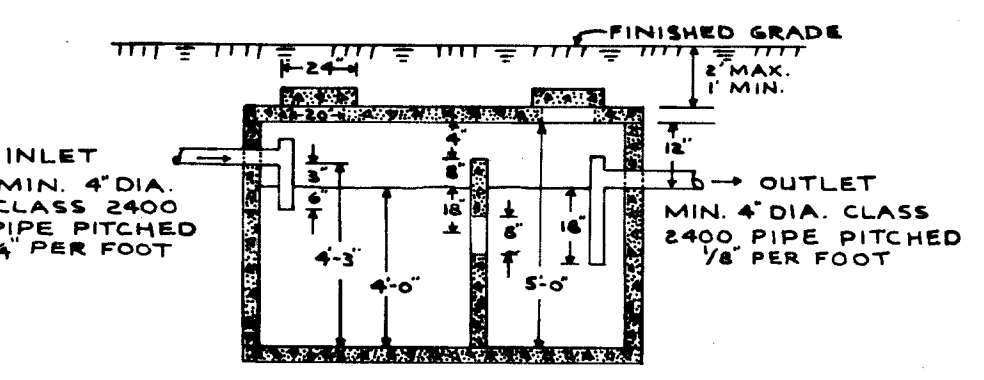
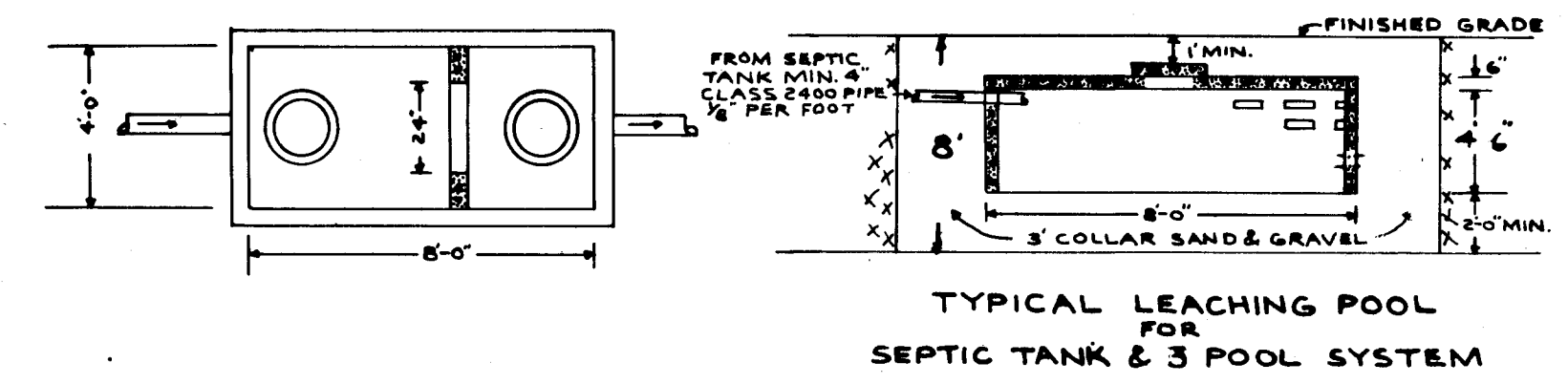
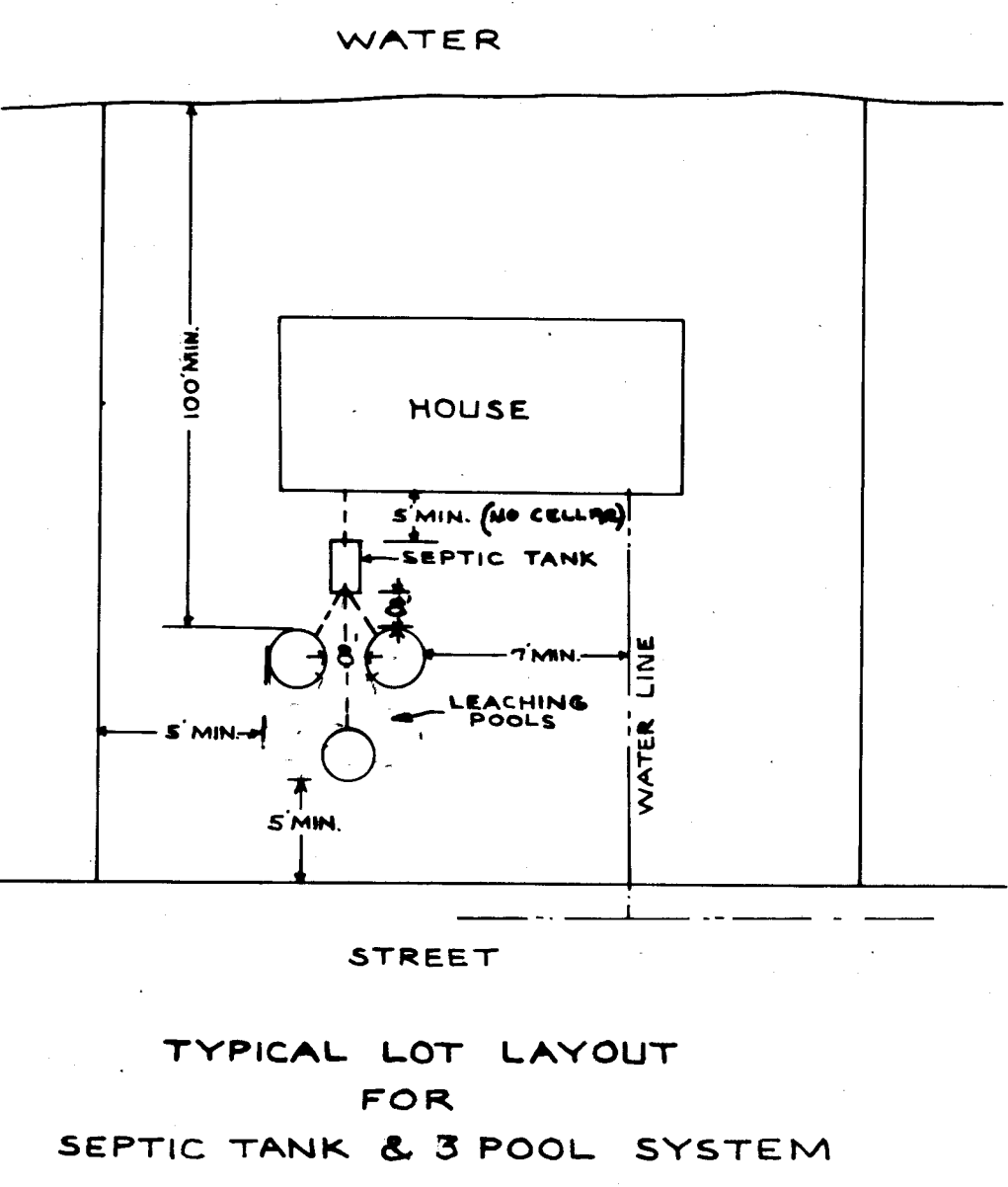
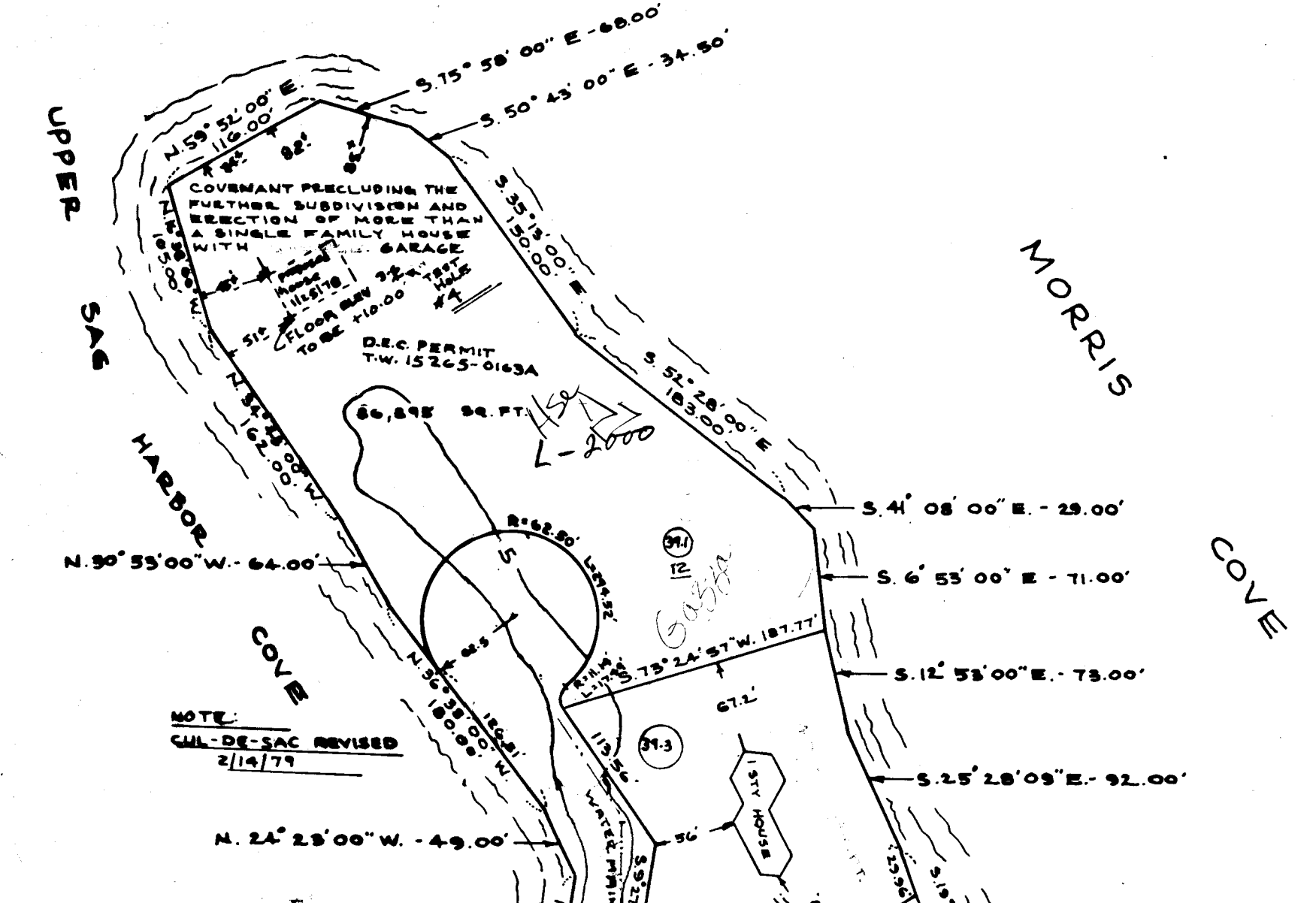
FILED APR 6 1979

FILED  
APR 8 1979  
10:00 A.M.  
SUFFOLK COUNTY CLERK

C.M. RAYMOND  
Licensed Land Surveyor  
QUOGUE, N.Y.

I HEREBY CERTIFY THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY COMPLETED MARCH 12, 1971, UNDER 1971, MARCH 12, 1971 THAT ALL CONCRETE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT ALL LOTS ON THIS MAP ARE IN CONFORMANCE WITH THE REQUIREMENTS OF ZONE OF THE ZONING ORDINANCE OF THE INCORPORATED VILLAGE OF SAG HARBOR.

C.M. Raymond LS 36187



900 GALLON SEPTIC TANK  
SEPTIC TANKS CAN BE MADE OF:  
(1) REINFORCED POURED IN PLACE CONCRETE  
(2) APPROVED REINFORCED PRECAST CONCRETE  
(3) 8" X 8" X 16" BLOCKS

TAX MAP IDENTIFICATION ASSIGNED BY  
REAL PROPERTY TAX SERVICE AGENCY  
Per Charles J. Smith  
Date 4/4/79 Title Sag Harbor

THE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES OF ALL LOTS COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE SUFFOLK COUNTY BOARD OF HEALTH.  
C.M. Raymond LS 36187  
12/18/78

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
Naupeague, New York DEC 22 1978  
This is to certify that the proposed arrangements for water supply and sewage disposal for GAZZA, DETROIA & RUCKDESCHEL in the VILLAGE OF SAG HARBOR with a total of 14 lots were approved on the above date. This approval shall be valid only in the event said subdivision plan is duly filed with the County Clerk within six (6) months of this date.  
Consent is hereby given for the filing of the map on which this endorsement appears in the Office of the County Clerk in accordance with Section 1118 of the Public Health Law and Section 2 of Article (VI) of Suffolk County Sanitary Code.  
James W. Daniels  
Director of Environmental Health

THE SUFFOLK COUNTY DEPARTMENT OF ENVIRONMENTAL CONTROL HEREBY APPROVES THE ON-SITE PROPOSED SEWAGE COLLECTION & DISPOSAL SYSTEM & WATER SUPPLY SYSTEM AS REQUIRED BY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH.  
DATE APPROVED 1/3/79  
ACT. DEPT. COMMISSIONER

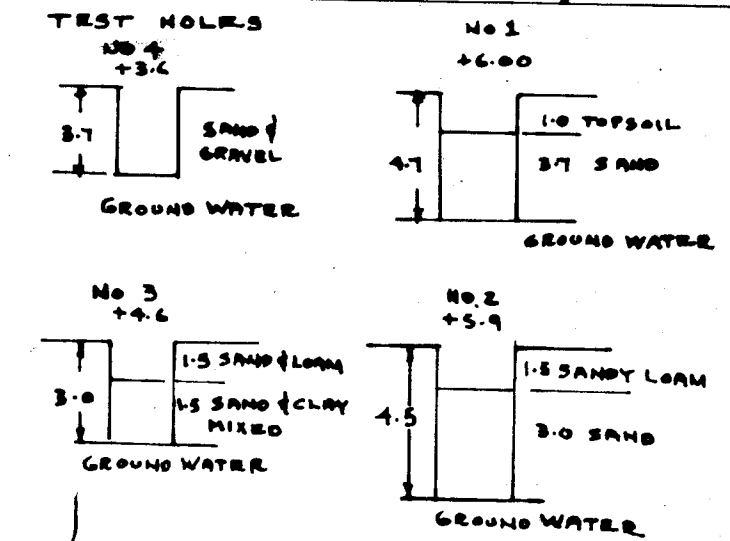
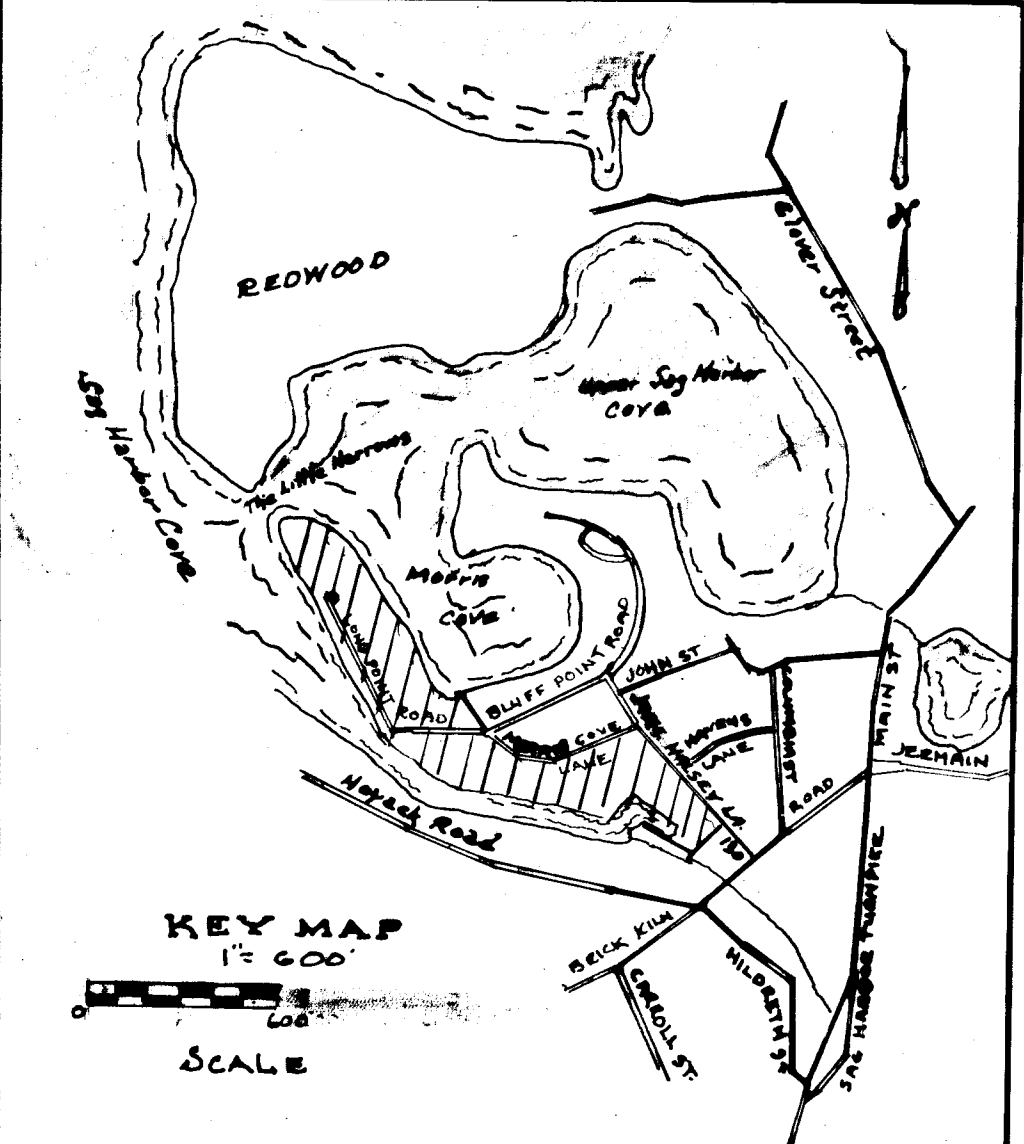
THIS IS TO CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN APPROVED AS PROVIDED BY ARTICLE 6-A OF THE VILLAGE LAW.  
DATE OF APPROVAL 4/4/79  
INCORPORATED VILLAGE OF SAG HARBOR  
PLANNING BOARD  
CHAIRMAN

NO OFFER OF DEDICATION OF THE STREETS AS THEY APPEAR ON THIS PLAT, IS MADE TO THE PUBLIC, NOR IS THE INCORPORATED VILLAGE OF SAG HARBOR IN ANY WAY RESPONSIBLE FOR THEIR MAINTENANCE.  
OWNER

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ABOVE IN  
Joseph J. Sanza, Anthony J. De Troia,  
Fred H. Ruckdeschel  
under filed in the County Clerk's Office of Suffolk County, N.Y.  
April 6, 1979  
as Map No. 6801  
Indy John

MAP OF PROPERTY  
JOSEPH GAZZA  
ANTHONY F. DE TROIA  
FRED H. RUCKDESCHEL  
SITUATE  
SAG HARBOR  
TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK  
SURVEYED: MARCH 12, 1971  
NEW LOT DIVISION: MARCH 27, 1978  
REVISED MAY 25, 1978

THIS PROPERTY IS IN THE SAG HARBOR FIRE DISTRICT, THE SAG HARBOR SCHOOL DISTRICT  
SUBDIVISOR: JOSEPH GAZZA, ANTHONY F. DE TROIA, FRED H. RUCKDESCHEL  
ADDRESS: 308 BROADHOLLOW ROAD, FARMINGDALE, N.Y. 11735  
TOTAL NUMBER OF LOTS = 14  
AREA: 15.027 ACRES  
SCALE: 1 INCH = 100 FEET



CHAPTER 55 ZONING ORDINANCE SECTION 55-21

ZONE	MINIMUM REQUIRED
LOT AREA	20,000
LOT WIDTH	100
LOT DEPTH	100
FRONT YARD	35
ONE SIDE YARD	15
BOTH SIDE YARDS	30
REAR YARD	30
LIVING FLOOR AREA PER DWELLING UNIT	850
LOT COVERAGE	20%
BUILDING HEIGHT	2 1/2
NUMBER OF STORIES	3 1/2
NUMBER OF FEET	38

TEMPORARY NEW  
TAX MAP NOS. DETROIA-RUCKDESCHEL  
BLOCK 03, PARCELS 001 THRU 011

1978 TAX MAP

DISTRICT	0903
SECTION	004
BLOCK	142
PARCELS	54 (DE TROIA-RUCKDESCHEL) BLOCK 1 341 (GAZZA) 342 BLOCK 2 36

NOTES:  
PERMANENT EASEMENT IN FAVOR OF THE PUBLIC TO PASS AND RE-PASS OVER ALL LAND SHOWN ON THIS MAP AND OWNED BY THE DEVELOPERS, BELOW THE HIGH WATER MARK.  
PERMANENT EASEMENT IN FAVOR OF PROPERTY OWNERS ON FILED MAP NO. 658, PARK NUNNAKOMA TO PASS & RE-PASS OVER MOORE COVE LAKE AND LONG POINT ROAD AS SHOWN IN THEIR ENTIRETY ON THIS MAP.  
PROPERTY WILL BE SERVED BY: SUFFOLK COUNTY WATER AUTHORITY, LONG ISLAND LIGHTING COMPANY, NEW YORK TELEPHONE CO.

THIS SUBDIVISION WILL APPEAR IN DISTRICT 0903 ON SECTION SHEET 004 IN BLOCK 03 OF THE SUFFOLK COUNTY TAX MAP